



1400 Tittabawassee Rd

Saginaw, Michigan 48604

Property Highlights

- Over 5 acres of B-2 Zoning, with one traditional loading dock and load level
- Four 14 ft overhead doors and two 12 ft overhead doors great for truck maintenance
- 6 bay 40' x 88' with 15+ ft ceiling area to store box trucks inside while loading or unloading with faux dock
- 79' x 130' temperature controlled insulated warehouse with 10.3 ft to 12 ft clear span, radiant heat, LED lights
- 2 Large offices, 4 Bathroom, 1 Shower
- Excellent opportunity for Investors, owner operators and contractors of all types

Offering Summary

Sale Price:	\$1,199,250
Lease Rate:	\$7.00 SF/yr (NNN)
Building Size:	18,450 SF
Available SF:	18,450 SF
Lot Size:	234,039 SF

For More Information



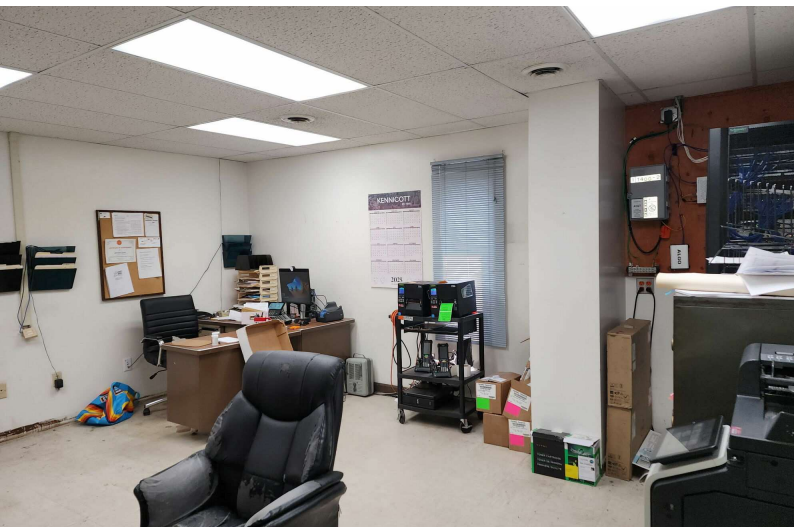
Scott Adams

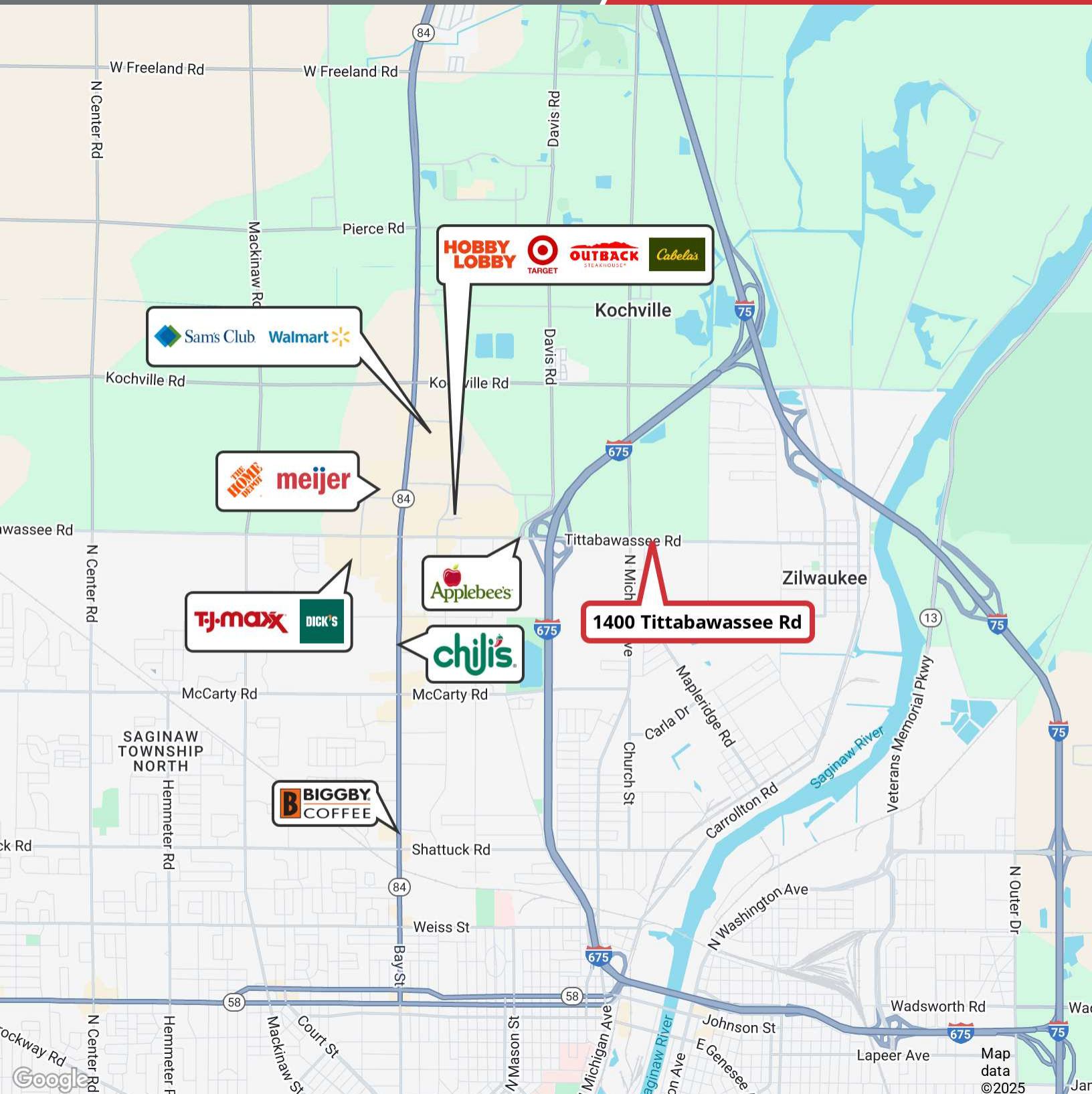
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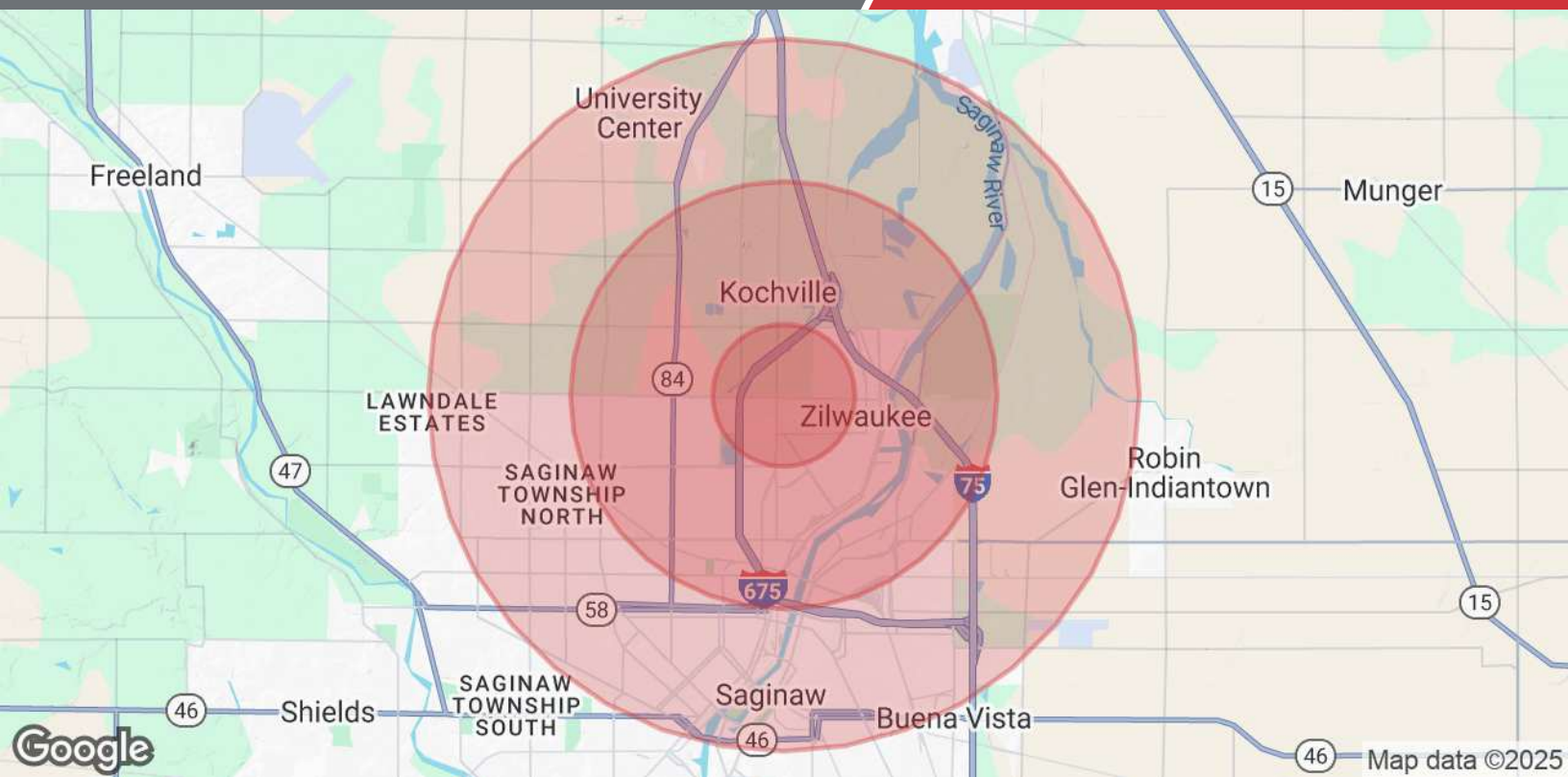


Nick Vlahakis

Principal
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,404	19,678	68,975
Average Age	41	39	41
Average Age (Male)	39	38	39
Average Age (Female)	42	40	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,141	8,251	29,275
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$57,565	\$62,561	\$68,438
Average House Value	\$103,368	\$125,853	\$133,080

Demographics data derived from AlphaMap